

AUTHORIZING THE SALE OF THE CHICAGO APPRAISERS' STORES BUILDING TO THE CITY OF CHICAGO

JUNE 25, 1951.—Ordered to be printed

Mr. DAWSON, from the Committee on Expenditures in the Executive Departments, submitted the following

REPORT

[To accompany H. R. 3049]

The Committee on Expenditures in the Executive Departments, to whom was referred the bill (H. R. 3049), to authorize the sale of the Chicago Appraisers' Stores Building to the city of Chicago, companion bill to H. R. 3046, having considered the same report favorably thereon without amendment and recommend that the bill do pass.

INTRODUCTORY STATEMENT

H. R. 3049 authorizes and directs the Administrator of General Services to convey by quit-claim deed, in consideration of the fair market value, to the city of Chicago, Ill., all right, title, and interest of the United States in and to the Chicago Appraisers' Stores Building. This proposed transfer includes not only the building but the land upon which it is situated as specifically described in the bill.

A proviso is included directing that the conveyance instrument shall contain such terms and conditions as to allow for recapture of the said property in event that it is not devoted to public purposes within such period of time as the Administrator shall determine to be reasonable.

SUMMARY

H. R. 3049 is necessary as legislation because the property described in this bill, not being surplus to the needs of the Government, may not now be disposed of in accordance with the procedures for disposal of surplus property in effect pursuant to Public Law 152, Federal Property and Administrative Services Act of 1949, as amended.

At the present time the Chicago Appraisers' Stores Building is being fully utilized by the Federal Government for the storage of

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records, as well as personnel offices for a number of governmental agencies; for example, the regional offices of the Fifth Army, a portion of the Air Force offices, a small group from the Atomic Energy Commission, as well as Treasury and Agriculture offices occupy space in the building. It is presently planned that the records storage will be removed to a records center being established in the Chicago area. The remaining activities will be fitted into any available space already under rental in Chicago.

RELATIONSHIP OF H. R. 3049 TO THE CONGRESS STREET SUPERHIGHWAY, CHICAGO, ILL.

The Chicago Appraisers' Stores Building is located at 530-542 South Sherman Street in Chicago, Ill. The land upon which this building is situated is desperately needed by the city of Chicago as a part of the new Congress Street superhighway, presently under construction. The Congress Street superhighway is a part of the comprehensive superhighway system of the city of Chicago. This superhighway is proposed to connect with and is part of the interstate system of defense highways, as selected by the Bureau of Public Roads, with the assistance of the Department of Defense. This route is being constructed as a cooperative venture of the State of Illinois, the county of Cook, and the city of Chicago, with assistance from Federal-aid highway funds. Congress Street superhighway will afford greatly needed traffic relief for the city of Chicago. The traffic capacity of the Chicago highway system will be increased by an estimated 80,000 vehicles per day. Construction of this superhighway is well advanced; scarcely a dozen parcels of realty remain yet to be acquired out of a total of about 3,000 parcels. Fifty percent of the right-of-way acquired has been cleared; actual construction of highway structures is proceeding at many locations. In the downtown section the superhighway passes through the La Salle Street Railroad Station used by the New York Central Railroad, the Chicago Rock Island & Pacific Railroad, and the Nickel Plate Railroad. The three railroads named operate all of their passenger, baggage, and mail trains into this terminal, approximating 175 train movements in and out of the station per day. These operations entail the use of the station by 50,000 passengers per day.

The superhighway will pass under the tracks of the railroad which are elevated but will cut through the heart of the station on the street level, taking out of use mail, express, baggage, taxi, and bus facilities. Since it is absolutely essential that these facilities be retained in close connection with the operation of this rail terminal, the best plan is one which will allow reconstruction of these facilities immediately west of and adjoining the present rail terminal.

In order to accomplish this it is necessary to move present Sherman Street which is now immediately west of the existing railroad station, a distance of 108 feet to the west. In order to move Sherman Street to the west it is necessary that the city acquire all the property on the west side of Sherman Street from Harrison Street north for a distance of 667 feet. The Chicago Appraisers' Stores Building and land is immediately north of Harrison Street and is in the portion needed by the city for the relocation of Sherman Street. All of the

other private property on the west side of the street for this relocation of Sherman Street has been acquired by the city.

The revision of streets and railroad facilities at this location will allow the railroad terminal to continue in operation with Congress Street running through it and will also greatly improve existing street-traffic conditions in the immediate area of the station.

Comprehensive planning and study by Federal, State, and local officials, as well as engineering and traffic experts, have demonstrated that this is the only practicable plan assuring satisfactory performance. The railroad companies owning the La Salle Street Terminal, as well as the Chicago City Council, have indicated formal approval of the proposed method for handling the railroad facilities and street relocations as outlined.

H. R. 3049 has the effect of permitting the United States, to the extent consistent with its own interest, to cooperate with the city of Chicago in carrying out a major civic program of the city of Chicago, while contributing to the interests of interstate commerce and defense.

GENERAL SERVICES ADMINISTRATION,
Washington, May 11, 1951.

HON. WILLIAM L. DAWSON,
*Chairman, Committee on Expenditures in the Executive Departments,
House of Representatives, Washington, D. C.*

DEAR MR. DAWSON: Reference is made to your letter of March 6, 1951, requesting an expression of the views of the General Services Administration with respect to H. R. 3046 and H. R. 3049, bills identical in text, to authorize the sale of the Chicago Appraisers' Stores Building to the city of Chicago.

Under this legislative proposal the Administrator of General Services would convey by quitclaim deed, in consideration of payment of the fair market value of the property, to the city of Chicago, Ill., all right, title, and interest of the United States in and to the Chicago Appraisers' Stores Building in Chicago and the land upon which the building is situated, as particularly described in the bills. They contain a proviso directing that the instrument of conveyance shall contain such terms and conditions as will allow the recapture of the property in the event that it is not devoted to public purposes within such period of time as the Administrator shall determine to be reasonable.

The Chicago Appraisers' Stores Building is at present being fully utilized by the Government for the storage of records. Should the property be sold, it is not improbable that some of the records would have to be placed in rented space, although it may be found expedient to consolidate a considerable amount of them in the records center which it is proposed to establish in Chicago in the immediate future.

Under the circumstances, the property which is the subject of H. R. 3046 and H. R. 3049, not being surplus to the needs of the Government, may not now be disposed of pursuant to the procedures for disposal of surplus property in effect pursuant to the Federal Property and Administrative Services Act of 1949, as amended. Special legislation is therefore required to effectuate conveyance of the property.

The Chicago Appraisers' Stores Building is located in an area where property is being acquired by the city of Chicago for use in its superhighway program. We understand buildings in the immediate neighborhood are already being torn down, and the demolition of the Chicago Appraisers' Stores Building would be required in order for the city to complete the superhighway program. The bills propose that the conveyance by the United States be in consideration of the fair market value of the property, and we have been advised by the commissioner of subways and superhighways of the city that it is willing to pay a fair price for the property. The General Services Administration believes that the United States, to the extent consistent with its own interest, should cooperate with the city of Chicago in the accomplishment of what we understand to be one of its major civic programs.

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This Administration, therefore, interposes no objection to enactment of the legislative proposal embodied in H. R. 3046 and H. R. 3049.

The Bureau of the Budget advises that there is no objection to the submission of this report to your committee.

Sincerely yours,

JESS LARSON, *Administrator.*

EXECUTIVE OFFICE OF THE PRESIDENT,
BUREAU OF THE BUDGET,
Washington, D. C., May 8, 1951.

Hon. WILLIAM L. DAWSON,
*Chairman, Committee on Expenditures in the Executive Departments,
House of Representatives, Washington, D. C.*

MY DEAR MR. DAWSON: This is in reply to your letter of March 6, 1951, requesting the views of this office on H. R. 3046 and H. R. 3049, identical bills to authorize the sale of the Chicago Appraisers' Stores Building to the city of Chicago.

The Administrator of General Services, in his report to your committee on this bill, points out that the Chicago Appraisers' Stores Building is located in an area where property is being acquired by the city of Chicago for use in its superhighway program, that the bill provides for conveyance at fair market value with provision for reversion to the United States if the property is not devoted to public purposes, and that the city has indicated its willingness to pay a fair price for the property. Since the property is presently being used for the storage of records and is not surplus to the needs of the Government, its disposal may require that some of the records be placed in rented space.

However, in view of the city's need for the property in connection with its civic program, this office would have no objection to the enactment of this legislation.

Sincerely yours,

F. J. LAWTON, *Director.*

GENERAL ACCOUNTING OFFICE
Washington, March 15, 1951.

Hon. WILLIAM L. DAWSON,
*Chairman, Committee on Expenditures in the Executive Departments,
House of Representatives.*

MY DEAR MR. CHAIRMAN: Reference is made to your letter of March 6, 1951, acknowledged by telephone March 9, 1951, requesting the comments of this Office concerning two identical bills, H. R. 3046 and 3049, both entitled "A bill to authorize the sale of the Chicago Appraisers' Stores Building to the City of Chicago."

The bills would authorize and direct the Administrator of General Services, General Services Administration, to convey by quitclaim deed to the city of Chicago all right, title, and interest of the United States in and to the Chicago Appraisers' Stores Building, located at 530 to 542 South Sherman Street, Chicago, Ill., and the land on which said building is situated, in consideration of the payment of the fair market value therefor, provided that the instrument of conveyance shall contain such terms and conditions as will allow the recapture of the property in the event it is not devoted to public purposes within such period of time as the Administrator shall determine to be reasonable.

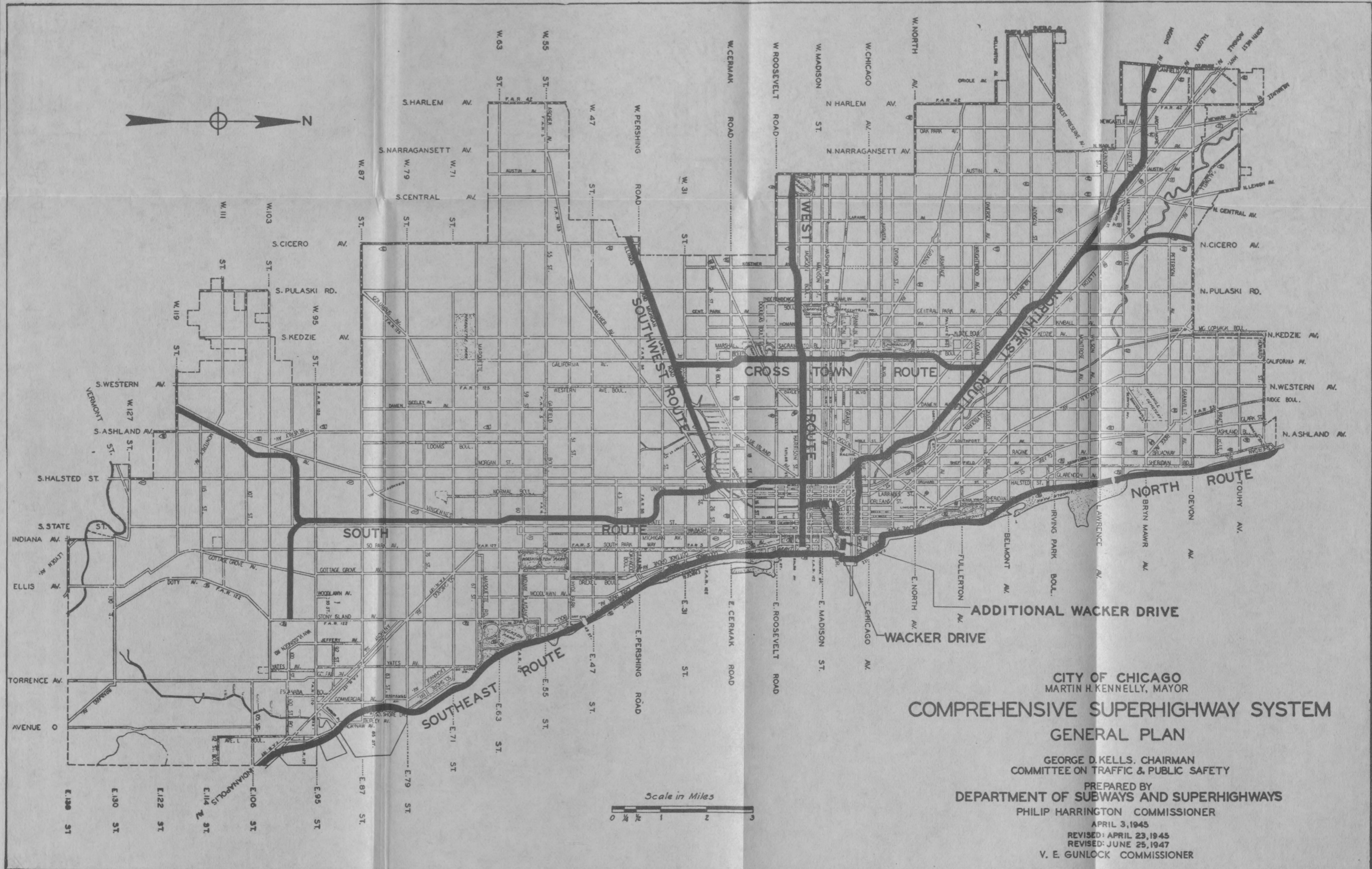
A companion bill, S. 982, was introduced in the Senate on February 27, 1951.

This Office has no direct factual information as to the need or desirability of the proposed legislation and, therefore, I make no recommendation with respect to the enactment of H. R. 3046 and 3049.

However, it is understood informally that the proposed legislation is regarded necessary to effect the proposed conveyance since the building is not presently in excess of the Government's needs therefor. Otherwise it would appear the conveyance could be effected by the Administrator of General Services, General Services Administration, under authority of section 203 of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377, 385).

Sincerely yours,

FRANK L. YATES,
Acting Comptroller General of the United States.



CITY OF CHICAGO
MARTIN H. KENNELLY, MAYOR
**COMPREHENSIVE SUPERHIGHWAY SYSTEM
GENERAL PLAN**

GEORGE D. KELLS, CHAIRMAN
COMMITTEE ON TRAFFIC & PUBLIC SAFETY
PREPARED BY
DEPARTMENT OF SUBWAYS AND SUPERHIGHWAYS
PHILIP HARRINGTON, COMMISSIONER
APRIL 3, 1945
REVISED: APRIL 23, 1945
REVISED: JUNE 25, 1947
V. E. GUNLOCK, COMMISSIONER

